

State of South Carolina

PH '80

DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate

County of GREENVILLE)

THIS MORTGAGE made this 20th day of February, 19 80

by JERRY LEE ACOSTA and SHIRLEY L. ACOSTA

(hereinafter referred to as "Mortgagor") and given to L. WHITFIELD JORDAN, as Trustee under
Agreements with Jerry Lee Acosta, for the benefit of Jason L. Acosta and
Lesley Koren Acosta

(hereinafter referred to as "Mortgagee"), whose address is 101 Woodland Way, Greenville
South Carolina, 29601

WITNESSETH:

THAT WHEREAS, Jerry Lee Acosta
is indebted to Mortgagee in the maximum principal sum of Sixty-Six Thousand and No/100
Dollars (\$ 66,000.00), which indebtedness is
evidenced by ~~two~~ ^{two} Notes of Jerry Lee Acosta of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is on demand after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 66,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, lying in the State of South
Carolina, County of Greenville, City of Greenville at the Southeasterly
intersection of Woodland Way and Knollwood Lane and being designated as Lots
117 and 118 according to the plat of Cleveland Forest, made by Dalton and
Neves in May, 1940, as revised through October, 1950, and recorded in the
RMC Office for Greenville County in Plat Book M at Pages 56 and 57 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeasterly corner of the intersection of
Woodland Way with Knollwood Lane and running thence along Knollwood Lane
on an angle, the chord of which is S. 71-56 E., 95 feet to an iron pin;
thence continuing along said Knollwood Lane on an angle, the chord of which
is S. 46-11 E., 59.8 feet to an iron pin; thence continuing along said
Knollwood Lane on an angle, the chord of which is S. 42-08 E., 70 feet to an
iron pin, joint rear corner of Lots 117 and 118; thence along the rear
line of Lot 117 on an angle, the chord of which is S. 18-38 E., 61.2 feet
to an iron pin; thence continuing along the rear line of Lot 117 S. 5-56 W.,
25.5 feet to an iron pin at joint rear corner of Lots 116 and 117; thence
along the common line of said lots, N. 88-29 W., 243 feet to an iron pin on
the Easterly side of Woodland Way at joint front corner of Lots 116 and 117;
thence along the easterly side of Woodland Way, N. 3-39 E., 100 feet to an
iron pin at joint front corner of Lots 117 and 118; thence continuing along
the Easterly side of Woodland Way, N. 21-10 E., 105 feet to the point of
beginnin.

This is the same property conveyed to the Mortgagors herein by deed of J.
Frank Ogletree, Jr., recorded in the Greenville County RMC Office in Deed
Book 1033 at Page 257 on March 17, 1976.

This mortgage is junior in priority to that certain note and mortgage
heretofore given and granted to Fidelity Federal Savings and Loan Association
recorded in the Greenville County RMC Office in REM Book 1362 at Page 596,
to secure the original principal sum of \$60,000.00.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto).

RECORDED

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